



Meeting Agenda - Final

Planning and Zoning Board - Public Hearing

*Chair Vince DiBelle
Vice Chair Suzanne Johnson
Boardmember Lisa Hudson
Boardmember Michael Clement
Boardmember Shelly Allen
Boardmember Michelle Dahike
Boardmember Steve Ikeda*

Wednesday, May 18, 2016

4:00 PM

Council Chambers - Upper Level

Consent Agenda - All items listed with an asterisk (*) will be considered as a group by the Board and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or citizen requests, in which the item will be removed from the consent agenda, prior to the vote, and considered as a separate item.

Items on this agenda that must be adopted by ordinance and/or resolution will be on a future City Council agenda. Anyone interested in attending the City Council public hearing should call the Planning Division at (480) 644-2385 or review the City Council agendas on the City's website at www.mesaaz.gov to find the agenda on which the item(s) will be placed.

Call meeting to order.

1 Take action on all consent agenda items.

Items on the Consent Agenda

2 Approval of minutes from previous meetings.

*2-a [PZ 16166](#) Minutes from the April 19, 2016 and April 20, 2016 study sessions and regular hearing.

3 Take action on the following zoning cases:

- *3-a [PZ 16165](#) **Z15-044 District 5.** The 7100 and 7200 blocks of East McDowell Road (north side) Located east of Power Road on the north side of McDowell Road (14.3± acres). Site Plan Review. This request will allow for the development of a transitional senior living facility (independent living, assisted living, memory care). Ralph Pew, Reese Anderson, Pew and Lake, applicant; JCA Holdings, LLC, owner. (PLN2015-00447) **(Continued from April 20, 2016)**

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

4 Discuss and make a recommendation to the City Council on the following zoning cases:

- *4-a [PZ 16161](#) **Z16-017 District 2.** 5850 East Still Circle. Located north of Baseline Road and west of Recker Road. (11.44± acres). PAD modification and Site Plan Review. This request will allow for development of an academic building and parking garage. Toby Rogers, Butler Design Group, applicant; Kirksville College of Osteopathic Medicine IN, owner (PLN2015-00585) **(Continued from April 20, 2016)**

Staff Planner: Andrew Spurgin

Staff Recommendation: Continuance to the July 20, 2016 Meeting

- *4-b [PZ 16162](#) **Z16-022 District 2.** 2325 East University Drive. Located east of Gilbert Road on the south side of University Drive (2.45± acres). Rezoning from RS-6 to RSL-2.5-BIZ. This request will allow for the development a single residence development. Mark Funk, Funk Family Enterprises, applicant; Robert C. Horne, Elaine Farms, LLC, owner. (PLN2016-00113)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

- *4-c [PZ 16163](#) **Z16-023 District 5.** 2400 to 2600 blocks of North Greenfield Road (west side). Located south of McDowell Road on the west side of Greenfield Road (63.59± acres). Amending ordinance 4839 to modify a condition of approval for the PEP zoning by replacing the project narrative associated with zoning case Z08-022 with the project narrative associated with case Z16-023. This request will allow development of a business park. City of Mesa, applicant; City of Mesa, owner. (PLN2016-00217)

Staff Planner: Andrew Spurgin

Staff Recommendation: Continuance to the July 20, 2016 Meeting

5 Discuss and take action on the following preliminary plats:

- *5-a [PZ 16164](#)** "Montero" District 2. 2325 East University Drive. Located east of Gilbert Road on the south side of University Drive (2.45± acres). Preliminary Plat. Mark Funk, applicant; Elaine Farms Partnership, owner. (PLN2016-00113) **Companion case to Z16-022.**

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Items not on the Consent Agenda

6 Other Business.

7 Adjournment.

The City of Mesa is committed to making its public meetings accessible to persons with disabilities. For special accommodations, please contact the City Manager's Office at (480) 644-3333 or AzRelay 7-1-1 at least 48 hours in advance of the meeting. Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al 480-644-2767.